

REGULAR MEETING
BELMONT REDEVELOPMENT AGENCY

TUESDAY, June 8, 2004

CALL TO ORDER 7:30 P.M.

ROLL CALL

Directors Present: Feierbach, Warden, Mathewson, Metropulos

Directors Absent: Bauer

Staff Present: Executive Director Kersnar, Assistant Executive Director Rich, Agency Attorney Savaree, Community Development Director Ewing, Public Works Director Davis, Agency Secretary Cook.

ITEMS APPROVED ON CONSENT CALENDAR

Approval of Minutes: Regular Meeting of May 11, 2004.

Action: On a motion by Councilmember Mathewson, seconded by Councilmember Warden, the Consent Agenda was unanimously approved by a show of hands (Bauer absent).

ADDITIONAL BUSINESS

Public Hearing to consider proposed Redevelopment Agency Budget Fiscal Year 2004/05.

Mayor Metropulos opened the hearing and continued the item to the Public Hearing for the Budget of the Regular City Council Meeting.

Consideration of Funding for Housing Services Provided by Outside Agencies.

Council concurred to fund HIP Housing, Shelter Care Network, and the CALL Primrose Center from the Low-to-Moderate Income Fund of the Redevelopment Agency budget. Staff indicated that professional service agreements would be drawn up for these agencies, and expenditures would be included in the 2005 Budget.

Status on Relocation and Refurbishment of Emmett House and Request for Authorization to Negotiate with Mid-Peninsula Housing.

Community Development Director Ewing stated that the plan was to relocate the existing Emmett House to the vacant property at the corner of O'Neill and Sixth Avenue, restore the building and provide for four low-to-moderate income units. He noted that bid specifications were prepared, and included the abandonment of some right-of-way on Sixth Avenue to improve the siting of the building. He clarified that the City received two bids, which were rejected for a variety of reasons. Staff has since targeted its research for organizations that could provide both construction and housing management services, and determined that Mid-Peninsula Housing Coalition, a nonprofit organization, meets this criteria.

Community Development Director Ewing requested approval from the Redevelopment Agency Board to negotiate with Mid-Peninsula, and outlined the various ownership and management options available. He also suggested conducting a proforma to compare the financial impacts on those options.

In response to Director Feierbach, Community Development Director Ewing stated that the number of vehicles owned by potential tenants could easily be restricted, but that a restriction on the number of tenants per unit could be more difficult to achieve. He clarified that the 800-square-foot size of the units would likely be a factor in the number of tenants per unit.

In response to Director Mathewson, Community Development Director Ewing stated that, for a family of four, very low income is approximately \$35,000, and low income is approximately \$80,000.

Director Feierbach stated that she would support making the units available for City and school employees first. She also supported the City retaining ownership of the land.

Director Warden stated that the Emmett House is unique, as is the land, but that he was less concerned about the land. He supported the City retaining ownership of both the house and the land, or neither, and that combinations of land and building ownership or management may be problematic if shared both by the City and management company. He also supported local employees having first priority. He noted that money was available for this project.

Action: On a motion by Director Metropulos, seconded by Director Mathewson, to direct staff to negotiate with Mid-Peninsula Housing, and to conduct a proforma, for the relocation of the Emmett House, was unanimously approved by a show of hands (Bauer absent).

ADJOURNMENT at this time, being 10:25 P.M.

Terri Cook

Agency Secretary

Meeting Tape Recorded and Video Taped

Tape No. 582